

# Narrative

## General Information

County Name: Dearborn  
Person Performing Ratio Study: Jim Davis CAE, AAS  
Sales Window 1/1/19 to 12/31/19

## Groupings

### Townships

CAESAR CREEK
CENTER
CLAY
HARRISON
HOGAN
JACKSON
KELSO
LAWRENCEBURG
LOGAN
MANCHESTER
MILLER
SPARTA
WASHINGTON
YORK

### **RESIDENTIAL IMPROVED**

With York having only 1 valid sale it was combined with Sparta, another primarily rural township for analysis.

### **RESIDENTIAL VACANT**

While no township except Miller with 7 had more than 3 valid sales each, all sales were combined for a countywide study.

### **COMMERCIAL VACANT & IMPROVED**

Because there were only 3 valid vacant commercial sales, all 12 vacant and improved sales were combined for a countywide study.

### **INDUSTRIAL VACANT & IMPROVED**

There were no valid vacant or improved industrial sales.

**AV Increases/Decreases**

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Manchester -25.63%	1 parcel changed to Ag improved from commercial vacant
Commercial Vacant	Center +57.59% Jackson +4,300% Kelso +232.06% Washington -25.46%	There were 16 new parcels created in this group  1 new parcel was created in this group  3 Parcels were changed from commercial improved to vacant  1 parcel changed to commercial improved from vacant
Industrial Improved	Miller -11.33%	This is a result of demolition of some Industrial improvements
Residential Improved	Kelso +24.09%  Manchester +14.90%  Miller +10.70%	This is a result of residential new construction and property class changes  This is a result of residential new construction and property class changes.  This is a result of residential new construction and property class changes
Residential Vacant	Kelso -11.49%	There were 13 parcels that change to Residential Improved resulting in a decrease of the total Avs for this Group

**Cyclical Reassessment**

Townships reviewed as part of the Phase II Cyclical Reassessment were:

KELSO
JACKSON
LAWRENCEBURG
MILLER
GREENDALE
CENTER
MANCHESTER

**Land Order**

A land order is created for each cyclical reassessment phase.